



Wylie City Council

Minutes

City Council Meeting

Tuesday, March 22, 2016 – 6:00 p.m.
Wylie Municipal Complex – Council Chambers
300 Country Club Road, Bldg. 100
Wylie, TX 75098

CALL TO ORDER

Announce the presence of a Quorum.

Mayor Eric Hogue called the meeting to order at 6:00 p.m. City Secretary Ehrlich took roll call with the following City Council members present: Mayor Eric Hogue, Mayor pro tem Keith Stephens, Councilman David Dahl, Councilwoman Candy Arrington, Councilwoman Diane Culver, Councilman Todd Winters, and Councilman William Whitney III.

Staff present were: City Manager, Mindy Manson; Assistant City Manager, Jeff Butters; Development Services Director, Renae Ollie; Finance Director, Linda Bantz; WEDC Executive Director, Sam Satterwhite; City Engineer, Chris Holsted; City Secretary, Carole Ehrlich; Public Information Officer, Craig Kelly; and various support staff.

INVOCATION & PLEDGE OF ALLEGIANCE

Boy Scout Riley Cook, Troop 1846, gave the invocation and Boy Scout Troop 1846 presented the colors and led the Pledge of Allegiance.

CITIZENS COMMENTS ON NON-AGENDA ITEMS

Residents may address Council regarding an item that is not listed on the Agenda. Residents must fill out a non-agenda form prior to the meeting in order to speak. Council requests that comments be limited to three (3) minutes. In addition, Council is not allowed to converse, deliberate or take action on any matter presented during citizen participation.

No citizens were present wishing to address Council during Citizen Comments.

CONSENT AGENDA

All matters listed under the Consent Agenda are considered to be routine by the City Council and will be enacted by one motion. There will not be separate discussion of these items. If discussion is desired, that item will be removed from the Consent Agenda and will be considered separately.

- A. Consider, and act upon, approval of the Minutes of March 8, 2016 Regular Meeting of the Wylie City Council. *(C. Ehrlich, City Secretary)*
- B. Consider, and place on file, the City of Wylie Monthly Investment Report for February 29, 2016. *(L. Bantz, Finance Director)*
- C. Consider, and place on file, the City of Wylie Monthly Revenue and Expenditure Report for February 29, 2016. *(L. Bantz, Finance Director)*
- D. Consider, and act upon, a vendor application from the Wylie Art Gallery for a Farmers Market event at Olde City Park on the following dates: August 6, September 3, and October 1, 2016. *(R. Diaz, Parks and Recreation Superintendent)*
- E. Consider, and act upon, vendor application for Wylie East High School Cross Country Team to sell items at a cross country meet to be held September 3, 2016 at Founders Park. *(R. Diaz, Parks and Recreation Superintendent)*

Council Action

A motion was made by Mayor pro tem Stephens, seconded by Councilman Winters to approve the Consent Agenda as presented. A vote was taken and the motion passed 7-0.

REGULAR AGENDA

Tabled Item from 02-23-2016

Remove from the Table and Consider:

Council Action

A motion was made by Councilman Dahl, seconded by Councilwoman Culver to remove Item #1 from the table and consider. A vote was taken and the motion passed 7-0.

- 1. Continue a Public Hearing and consider, and act upon, an amendment to PD 2006-01 to allow R5.5 and R8.5 zoning categories for single-family residential development on approximately 104.82 acres, generally located between McCreary Road and Springwell Parkway approximately 1200 feet south of FM544. ZC 2016-02 *(R. Ollie, Development Services Director)*

Executive Summary

Development Services Director Ollie addressed Council stating that the applicant has submitted a letter to withdraw the request to amend PD 2006-01 to allow R5.5 and R8.5 zoning categories. The letter was received by Staff on March 11, 2016.

Public Hearing

Mayor Hogue continued the public hearing on Zoning Case 2016-02 at 6:14 p.m. asking anyone wishing to address Council to come forward.

No citizens were present wishing to address Council.

Mayor Hogue closed the public hearing at 6:15 p.m.

Council Action

A motion was made by Councilwoman Culver, seconded by Councilman Whitney to accept the withdrawal by the applicant of Zoning Case 2016-02. A vote was taken and the motion passed 7-0.

Tabled Item from 02-23-2016

Remove from the Table and Consider

Council Action

A motion was made by Councilwoman Culver, seconded by Councilman Whitney to remove Item #2 from the table and consider. A vote was taken and the motion passed 7-0.

2. **Continue a Public Hearing and consider, and act upon, a change in zoning from Commercial Corridor (CC) and Light Industrial (LI) to Planned Development-Light Industrial (PD-LI) to allow for proposed Mixed Use Development for retail and self-storage use on 6.25 acres, generally located southeast of SH 78 between Century Way and old Alanis Drive. ZC 2016-03 (R. Ollie, Development Services Director)**

Executive Summary

Development Service Director Ollie addressed Council stating that the applicant has submitted a letter to withdraw the request to change the zoning from Commercial Corridor (CC) and Light Industrial (LI) to Planned Development-Light Industrial (PD-LI) to allow for retail and self-storage use. The letter was received by Staff on March 14, 2016.

Public Hearing

Mayor Hogue continued the public hearing on Zoning Case 2016-03 at 6:17 p.m. asking anyone wishing to address Council to come forward.

No citizens spoke in favor or against this zoning case.

Mayor Hogue closed the public hearing at 6:20 p.m.

Board Action

A motion was made by Councilwoman Culver, seconded by Councilwoman Arrington to accept the withdrawal by the applicant of Zoning Case 2016-03. A vote was taken and the motion passed 7-0.

3. **Consider, and act upon, Ordinance No. 2016-05 to abandon a portion of Industrial Court being a 50' Public Right-of-Way, and to waive the requirement for an appraisal within the Railroad Industrial Park Addition, surrounded by Lots 4-8, consisting of 0.292 acres or approximately 12,718 square feet. (R. Ollie, Development Services Director)**

Staff Comments

Development Services Director Ollie addressed Council stating that in accordance with Ordinance No. 2007-21, Section 2.12.A.5, the applicant, Wylie Economic Development Corporation is requesting abandon approximately 12,718 square feet of right-of-way and waive the requirement for a certified appraisal. The subject right-of-way is part of the Railroad Industrial Park Addition, as situated in the S.B. Shelby Abstract No. 820, of the Deed Records of Collin County, Texas and is solely contained within the boundaries of the subject platted lot. The subject right-of-way is used for primary access to the adjoining five lots.

Ollie explained the purpose of the request is to allow the owner/applicant to redevelop the area. Having assembled all properties surrounding the cul-de-sac, the WEDC is beginning the platting process which will maintain a public access easement providing ingress and egress to State Highway 78 via a new curb cut to align with Williams Street. WEDC staff calculates the average value to be \$4.14 per square foot which calculates to a total value of \$52,653.

Executive Director of the WEDC Sam Satterwhite addressed Council stating the long term plans for this development involve the property on Industrial Court as well as the property to the south. WEDC will be developing this property into three restaurant sites. WEDC is also in the process of designing median improvements for north bound SH 78; turning into Williams Street. The WEDC will be providing a replat of the entire five acres. Demolition of the existing properties close to Starbucks will begin in two weeks and June or July will begin the properties on Industrial Court.

Mayor Hogue asked what the WEDC desired to place on the lots. Mr. Satterwhite replied the focus would be on full service restaurants. Councilwoman Culver thanked Satterwhite and the WEDC board of directors for their nine years of work toward this end.

Board Action

A motion was made by Councilwoman Arrington, seconded by Councilwoman Culver to adopt Ordinance No. 2016-05 to abandon a portion of Industrial Court being a 50' Public Right-of-Way, and to waive the requirement for an appraisal within the Railroad Industrial Park Addition, surrounded by Lots 4-8, consisting of 0.292 acres or approximately 12,718 square feet. A vote was taken and the motion passed 7-0.

4. **Consider, and act upon, all matters incident and related to the issuance and sale of "City of Wylie, Texas, General Obligation Refunding Bonds, Series 2016", including the adoption of Ordinance No. 2016-06 authorizing the issuance of such bonds, establishing parameters for the sale and issuance of such bonds and delegating certain matters to an authorized official of the City.** (*L. Bantz, Finance Director*)

Staff Comments

Finance Director Bantz addressed Council stating that the City's Financial Advisor First Southwest Company has recommended that the City consider refunding the 2008 Certificates of Obligation, the 2008 General Obligation Bonds and the 2007 Certificates of Obligation. The present value savings is estimated at approximately \$3,600,000. They recommend the City use a parameters bond ordinance to allow First Southwest to avoid potential bad days in the market to conduct the bond sale. Information detailing the proposed parameters that are reflected in the ordinance is attached.

First Southwest Company representative David Medanich addressed Council and reviewed the parameters that included: delegated financing officers of the City to be the Finance Director and the City Manager; allowing a maximum interest rate of 3.25%; a maximum principal amount of \$40,000, requiring savings of at least 5%, and a final maturity of February 15, 2028, which is the current maturity. The

expiration of Parameter Authority would be 180 days. Medanich recommended approval of the ordinance.

Mayor pro tem Stephens voiced his appreciation to both the Finance Department and First Southwest for assisting the City in refinancing current bonds as a cost savings to the City.

Board Action

A motion was made by Mayor pro tem Stephens, seconded by Councilwoman Arrington to adopt Ordinance No. 2016-06 authorizing the issuance and sale of "City of Wylie, Texas, General Obligation Refunding Bonds, Series 2016", establishing parameters for the sale and issuance of such bonds and delegating certain matters to an authorized official of the City. A vote was taken and the motion passed 7-0.

READING OF ORDINANCES

Title and caption approved by Council as required by Wylie City Charter, Article III, Section 13-D.

City Secretary Ehrlich read the captions to Ordinance No.'s 2016-05 and 2016-06 into the official record.

Mayor Hogue convened into Executive Session at 6:40 p.m. reading the captions below.

EXECUTIVE SESSION

Recess into Closed Session in compliance with Section 551.001, et.seq. Texas Government Code, to wit:

Sec. 551.071. CONSULTATION WITH ATTORNEY; CLOSED MEETING. A governmental body may not conduct a private consultation with its attorney except:

(1) when the governmental body seeks the advice of its attorney about:

(A) pending or contemplated litigation; or

(B) a settlement offer; or

(2) on a matter in which the duty of the attorney to the governmental body under the Texas Disciplinary Rules of Professional Conduct of the State Bar of Texas clearly conflicts with this chapter.

- **City of Wylie vs. Parker Country Club, LP pending in Cause No. 003-02341-2014, pending in County Court at Law No. 3, Collin County, Texas**

RECONVENE INTO OPEN SESSION

Take any action as a result from Executive Session.

Mayor Hogue reconvened into Open Session at 7:20 p.m.

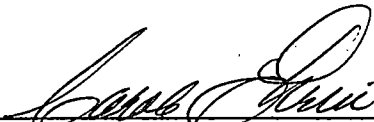
There was no action taken as a result of Executive Session.

ADJOURNMENT

A motion was made by Mayor pro tem Stephens, seconded by Councilwoman Arrington, to adjourn the meeting at 7:25 p.m. A vote was taken and the motion passed 7-0.


Eric Hogue, Mayor

ATTEST:


Carole Ehrlich, City Secretary

